



**PUBLIC NOTICE** is hereby given that the Milford City Planning and Zoning Commission will hold a regular meeting Wednesday April 13th, 2016 at the City Office, located at 405 South Main, which shall begin at 7:00 p.m.

## **NOTICE & AGENDA**

### **1. CHAIRMANS WELCOME & CALL TO ORDER**

- a. Roll Call
- b. Pledge of Allegiance

### **2. RECOGNITION AND RESPONSE TO VISITORS RELATING TO PLANNING AND ZONING BUSINESS**

- a. Lincoln Cox-Plat Amendment at 451 North Main
- b. Coburn & Rebecca Bradshaw-Lot Line Adjustment 164 North 100 East

### **3. CONSENT ISSUES**

- a. Minutes of March 9, 2016 Regular Meeting.

### **4. NEW BUSINESS**

- a. Discuss Housing Stock Animals for Special Events.

### **5. COMMISSION REPORTS & COMMENTS**

- a. Les Whitney, Chairman
- b. Garland Walker
- c. Lucas Ambrose
- d. Kelly Thompson
- e. Patricia Stewart
- f. Nick Schofield
- g. Michelle Craw
- h. Lisa Thompson, Zoning Administrator

### **6. ADJOURNMENT**

Dated this 8<sup>th</sup> day of April 2016

#### **CERTIFICATE OF DELIVERY & POSTING:**

The undersigned, duly appointed and acting Administrative Assistant/Zoning Administrator for the municipality of Milford, Utah hereby certifies that a copy of the foregoing Notice and Agenda was delivered to each member of the governing body and posted at the following public locations: Milford City Office, United States Post Office, and Milford Public Library this 8th day of April, 2016. Said notice was also posted at [www.utah.gov/pmn](http://www.utah.gov/pmn)

*Lisa Thompson*

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*Lisa Thompson, Administrative Assistant/Zoning Administrator*

In accordance with the Americans with Disabilities Act, the City of Milford will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Request for assistance can be made by contacting the City Administrative Assistant/Zoning Administrator at 387-2711 at least 24 hours in advance of the meeting to be held.

# Milford City

Form 83

## Plat Amendment Application

26 South 100 West, Milford, UT 84751

(435) 387-2711

[www.milfordut.com](http://www.milfordut.com)



Notice: The applicant must submit copies of the plat amendment plans to be reviewed by the City in accordance with the terms of the Milford City Municipal Code. Once a set of subdivision plans are submitted, the plans are subject to reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements.

Application Date:

April 09, 2016

Project Information:

Project Name:

Milford Business & Conference Center Sale of Underdeveloped land

Project Address:

451 North Main Milford Utah

Zone:

Main Street Commercial

Acres:

2.51 total

Parcel # (s):

416105

#2157

Project Description:

Sell undeveloped piece from existing parcel, approximately .44 acres from 2.51 acres

Name of Applicant:

Narrows Adolescent Psychiatric Hospital DBA. Milford Business & Conference Center

Mailing Address:

4382 W. 575 N. Cedar City UT 84721

Physical Address:

451 North Main Milford

Telephone:

(435) 238-0982

Fax:

Mobile Phone:

Email Address:

lyncoincx@yahoo.com

Name of Property Owner(s):

SAME AS ABOVE

Mailing Address:

Physical Address:

Telephone:

Fax:

Mobile Phone:

Email Address:

Name of <sup>Business</sup> Property Owner(s):

Lincoln H. Cox & Crystal M. Cox

Mailing Address:

4382 W. 575 N. Cedar City

Physical Address:

Telephone:

435-865-7723

Fax:

Mobile Phone:

435-238-0982

Email Address:

lyncoincx@yahoo.com

### FOR CITY USE ONLY

Date Received:

4-4-16

Date Filing Fee Paid:

4-4-16

Check #: 1023

Receipt #:

1.0104912

Approval Date:

Deny Date:

**PROPERTY OWNER AFFIDAVIT**

STATE OF Utah §  
COUNTY OF Beaver

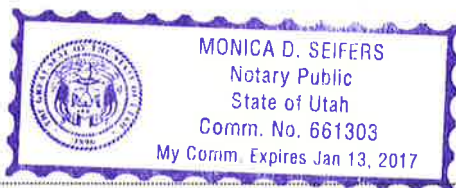
I (we), Lynwood H. Cox, being duly sworn, depose and say that I (we) am (are) the owners(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I (we) have received written instruction regarding the process for which I (we) am (are) applying and the Milford City Staff have indicated they are available to assist me in making this application.

DATED this 4th day of April, 2016.

[Signature]  
Property Owner Signature

Property Owner Signature

Subscribed and sworn/affirmed to before me this 4th day of April, 2016.



[Signature]  
Notary Public

My Commission Expires: 01/13/17

**AGENT AUTHORIZATION AFFIDAVIT**

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_

I (we), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Subscribed and sworn/affirmed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

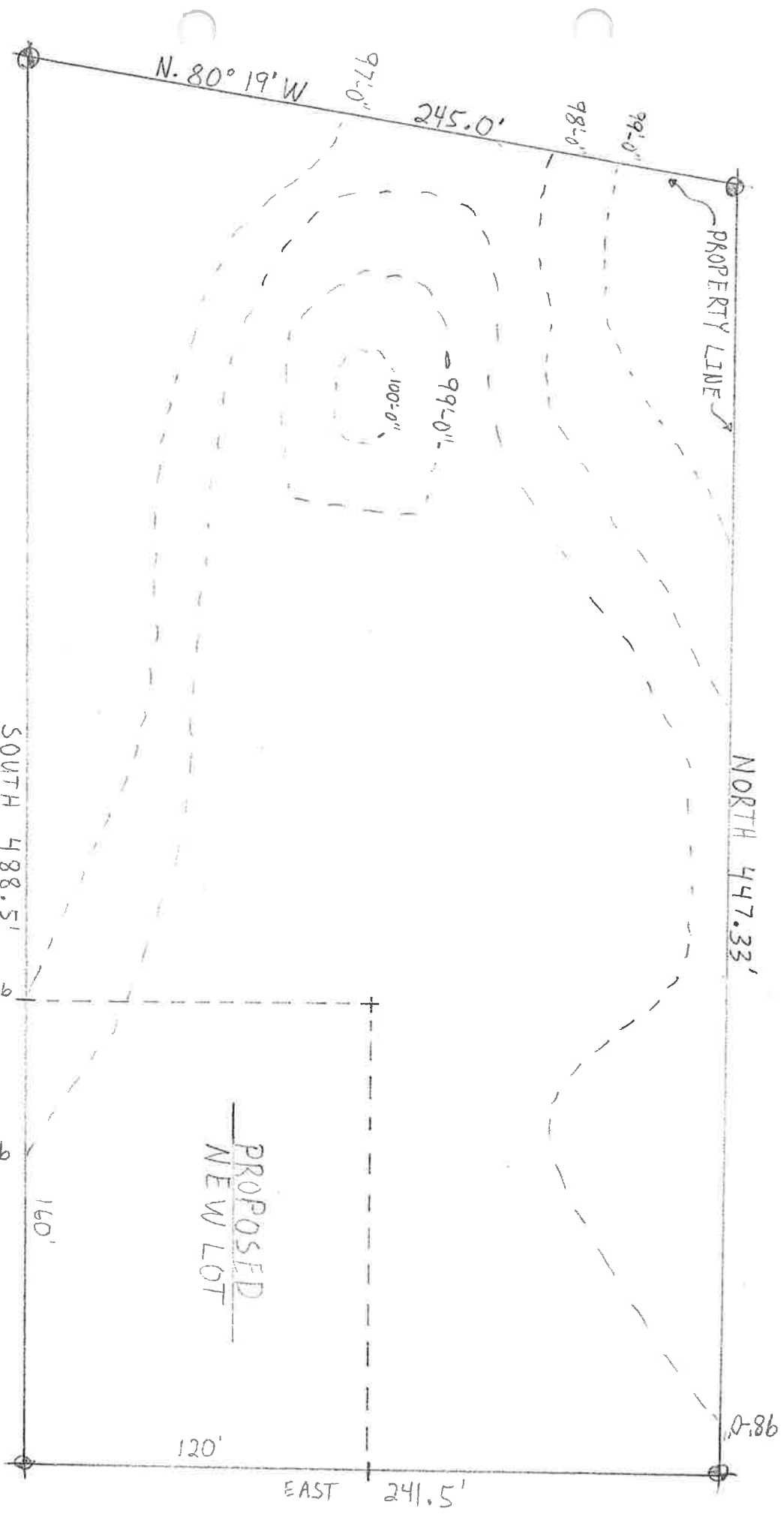
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Narrow's A.R.H.  
Property

SCALE: 1" = 50'-0"  
PLOT PLAN

Address:  
451 N. Main,



# Milford City

Form 84

## Lot Line Adjustment Application

26 South 100 West, Milford, UT 84751  
(435) 387-2711  
[www.milfordut.com](http://www.milfordut.com)



Application Date: \_\_\_\_\_

Name of Applicant: Coburn Bradshaw

Mailing Address: P.O. 994 Physical Address: 134 N 100 E

Telephone: 435-310-0003 Fax: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_ Email Address: coburn\_bradshaw@hotmail.com

Name of Property Owner(s): Coburn & Rebecca Bradshaw

Mailing Address: P.O. 994 Physical Address: 134 N 100 E

Telephone: 435-310-0003 Fax: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_ Email Address: coburn\_bradshaw@hotmail.com

### Lot Line Adjustment Information

Location/Address: 134 N 100 E Parcel # (s): 0500010028  
116 N 100 E 27

Current Zoning District: RMU

Purpose of the Lot Line Adjustment: Extend my lawn and  
build a garage between the two

### FOR CITY USE ONLY

Date Received: 4-6-14 Date Filing Fee Paid: 4-6-14

Check #: 2109 Receipt #: 1.0164932

Approval Date: \_\_\_\_\_ Deny Date: \_\_\_\_\_

**PROPERTY OWNER AFFIDAVIT**

STATE OF Utah §  
COUNTY OF Beaver

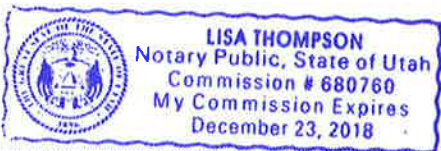
I (we), LoBurn Bradshaw, being duly sworn, depose and say that I (we) am (are) the owners(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I (we) have received written instruction regarding the process for which I (we) am (are) applying and the Milford City Staff have indicated they are available to assist me in making this application.

DATED this 11 day of April, 2016.

LoBurn Bradshaw  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Subscribed and sworn/affirmed to before me this 11 day of April, 2016.



Lisa Thompson  
Notary Public

My Commission Expires: 12-23-18

**AGENT AUTHORIZATION AFFIDAVIT**

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_

I (we), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Subscribed and sworn/affirmed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# MINUTES



**MINUTES OF MILFORD CITY  
PLANNING AND ZONING COMMISSION MEETING  
405 South Main, MILFORD, UTAH  
WEDNESDAY, MARCH 9, 2016 7:00 PM**

***The Milford City Planning and Zoning Commission meeting was called to order by Chairman Les Whitney at 7:00 p.m.***

**Present:** Chairman Les Whitney; Commissioner(s) Kelly Thompson, Michelle Craw, Garland Walker, Patricia Stewart, Nick Schofield, Makayla Bealer

**Absent:** Lucas Ambrose, Lisa Thompson

**Visitors:** Roger Hatch, Ray Terry, Todd Burke, Lisa Carter, Milford City Attorney Leo Kanell

**RECOGNITION AND RESPONSE TO VISITORS RELATING TO PLANNING AND ZONING BUSINESS**

**Beaver County School District Parking Lot**

- Todd Burke from BCSC introduced himself to the new commission. He explained that during the last meeting he understood that the two main issues the commission wanted addressed were the hard pavement surface where vehicles will be parking and mud control. He explained the school district approached their engineer who is Watson Engineering and they had several recommendations. Option 1 is to install larger rock on the apron where you enter the parking lot and Option 2 is to install a Cattle Guard. The School District would like to propose installing a cattle guard at the entrance. It will contain the mud and help with drainage.
- Chairman Whitney asked if this was a standard cattle guard or a special designed one. Mr. Burke answered he got the impression it is just a standard one. The cattle guard would be 10' in length and 30' in width however it may end up 12' length after constructed.
- Mr. Burke explained that during their board meeting last night there were concerns about kids walking by however they don't feel this is a problem because of the electrical gate that is installed. The gate will only be open when vehicles are entering or exiting the parking lot.
- Mr. Burke explained that the design on the asphalt has a 2% grade contained with concrete going around it.
- Commissioner Thompson asked if the asphalt will be solid sheet or individual pads. Mr. Terry answered it will be a solid sheet of asphalt.
- Commission Thompson asked about the tumble weeds that will accumulate in the parking lot. Mr. Burke explained that Roger Hatch will be over the weed control and this will be treated as a school site.
- Commissioner Thompson asked if the school district will continue to maintain the asphalt and apron/steel grate. Mr. Burke answered that is the idea. Mr. Burke explained that they usually seal coat their asphalt every 3-5 years.
- Chairman Whitney explained he was glad to see they left the corner of intersection clear.



- Commissioner Thompson asked Garland if he feels like the steel grate will catch the mud coming out of the parking lot. Garland feels like it will. Mr. Burke also stated that his guys will come in and lift the grate up and clean it out when needed.
- Chairman Whitney asked what kind of shape the concrete is where the buses will be entering/exiting. Mr. Burke explained it is new and was installed with rebar.
- Mr. Terry explained that they have tried to address all the issues that were brought up last fall. The commission agreed that they feel like this is a good compromise.
- Commissioner Walker asked what material they are using around the pad. Mr. Burke answered it is ¾" minus. Commissioner Walker agreed that this is good material and it packs well.
- Commissioner Thompson asked if they will add to asphalt in future. Mr. Burke answered that the only thing they would park in there other than buses is the school suburban's however the school prefers to have them parked at the school.
- Mr. Terry asked if Roger Kesler could move the shed that is currently where the busses are parked right now to the new parking lot to keep a snow blower in so he can remove the snow from the asphalt when needed. The Commission do not have any problems with this however they asked the School District to provide them with a updated plan showing the changes.
- Mr. Burke asked if there would be a problem if security cameras were placed on the light poles. The commission agreed that would be no problem.

***MOTION:** Commissioner Thompson made a motion to recommend the site plan as presented and recommend the MOU to City Council, Commissioner Walker seconded the motion, and all were in favor. The motion passed unanimously.*

## **CONSENT ISSUES**

### **Minutes of February 10, 2016 Regular Meeting**

***MOTION:** Commissioner Stewart made a motion to approve the minutes as written, Commissioner Schofield seconded the motion, and all were in favor. The motion passed unanimously.*

## **COMMISSION REPORTS AND COMMENTS**

- Kelly Thompson-Asked why the Planning and Zoning don't say the Pledge of Allegiance. She would like to start saying it before the meeting starts.
- Patricia Stewart- General Plan questions. Makayla answered that Lisa has been working on it but it will take some time. Updates will be provided to the Commission as they become available.
- Leo-Addressed that we should give the School District credit for addressing our concerns.
- Les Whitney-Would like Lisa to send the School District a letter thanking them for their cooperation.

## **ADJOURNMENT**

As there was no further business, Chairman Whitney adjourned the meeting at 7:27pm

**APPROVED** by PLANNING & ZONING this \_\_\_\_\_ day of April, 2016.

**LISA THOMPSON, Planning Administrator**